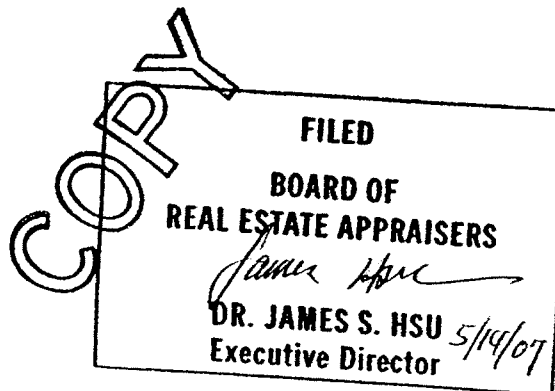


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CERTIFIED TRUE COPY

STATE OF NEW JERSEY
DEPARTMENT OF LAW & PUBLIC SAFETY
DIVISION OF CONSUMER AFFAIRS
NEW JERSEY STATE BOARD OF
REAL ESTATE APPRAISERS

IN THE MATTER OF THE SUSPENSION OR:
REVOCATION OF THE CERTIFICATION OF:

JACQUES MAGLOIRE, JR.
RC 00143900

TO PRACTICE REAL ESTATE APPRAISING:
IN THE STATE OF NEW JERSEY

Administrative Action

COMPLAINT

Stuart Rabner, Attorney General of New Jersey

("Complainant"), having an office at the address above, alleges:

STANDING

Complainant's responsibility for enforcing the laws in the State of New Jersey pursuant to N.J.S.A. 52:17A-4(h), includes being empowered to initiate administrative disciplinary proceedings against persons licensed by the State's licensing, professional and occupational boards, pursuant to N.J.S.A. 45:1-14 et seq.

JURISDICTION AND VENUE

The New Jersey State Board of Real Estate Appraisers (the "Board") whose office is located at 124 Halsey Street, P.O. Box 45032, Newark, New Jersey 07101, has responsibility for regulating the practice of real estate appraising in New Jersey pursuant to N.J.S.A. 45:14F-1 et seq., and N.J.S.A. 45:1-14 et seq.

MATERIAL FACTS

1. Respondent is certified by the Board as a residential real estate appraiser and has been at all pertinent times.
2. Respondent acted as a supervising appraiser for appraiser-trainees John Alden, Sultan Benson, Glenn Cohen and Marc Diodato and supervised them in preparing, in the aggregate, more than 2,100 reports.
3. Respondent did not personally inspect the interior or exterior of certain properties he appraised. Respondent certified, however, that he had inspected them.
4. Respondent did not name individuals, including the appraiser-trainees identified in paragraph 2, above, on whom he relied for significant professional assistance in preparing certain appraisals and did not disclose the specific tasks performed by such individuals. Respondent certified, however, that if he had so relied on such individuals, he would have named them and the specific tasks they performed.

5. In connection with an investigation by the Board, Respondent submitted copies of at least the appraisal reports identified below, which had been altered by the addition of references to the assistance of appraiser-trainee John Alden and his signature:

311 Central Avenue, Englewood, October 7, 2001;
15-17 Wegman Parkway, Jersey City, March 15, 2002;
804 South 16th Street, Newark, March 31, 2002;
46 New Street, Jersey City, April 9, 2002;
27 Cleveland Street, Newark, April 20, 2002;
23-25 Nairn Place, Newark, May 27, 2002;
112 West Cherry Street, Rahway, June 2, 2002;
1456 77th Street, North Bergen, June 9, 2002;
810 10th Street, Union City, June 20, 2002;
6615 Hudson Avenue (a/k/a 307 67th Street), West New York, June 22, 2002;
11 Oxford Street, Montclair, July 17, 2002;
67 Valley Road, Montclair, July 25, 2002;
194-198 19th Avenue, Irvington, August 10, 2002.

6. Respondent appraised the two properties identified below but failed to include recent listings for sale of each property which differed significantly from the appraised values:

424 Springdale Avenue, East Orange and 194-198 19th Avenue, Irvington.

7. Respondent's appraisal of 424 Springdale Avenue, East Orange, above, failed to include a sale which occurred within three years of the appraisal.

8. Respondent appraised the two properties identified below but failed to analyze the contract for sale of either: 67 Valley Road, Montclair and 46 New Street, Jersey City.

9. Respondent appraised 15-17 Wegman Parkway, Jersey City

indicating a "sales price" of \$175,000, where there was no agreement for sale specifying a sales price at the time of his report.

10. Respondent used the same comparable properties in appraising two properties--46 New Street and 15-17 Wegman Parkway, both in Jersey City--but gave significantly differing dimensions for the comparable properties in each appraisal.

11. A Provisional Order of Discipline against Respondent was filed with the Board on August 8, 2006. Respondent submitted a written request for modification dated September 6, 2006, which the Board has rejected.

COUNT I

1. The preceding allegations are repeated.

2. Respondent's not personally inspecting appraised properties, not naming individuals relied upon for significant professional assistance, not disclosing specific tasks performed by such individuals and certifying falsely as to the foregoing, constitute violations of: the Ethics Rule of the Uniform Standards of Appraisal Practice ("USPAP"); USPAP Standards Rules 1-1(b) and 2-1(a); N.J.A.C. 13:40A-6.1(a); and N.J.S.A. 45:1-21(b) and (h).

COUNT II

1. The preceding allegations are repeated.

3. Respondent's submitting altered appraisal reports to the Board constitutes violations of: N.J.A.C. 13:45C-1.2 and N.J.S.A. 45:1-21(b) and (h).

COUNT III

1. The preceding allegations are repeated here.

2. Respondent's failing to report prior sales and recent listings and to analyze contracts for sale of appraised properties constitute violations of: USPAP Standards Rules 1-1(b) and 1-5; N.J.A.C. 13:40A-6.1(a); and N.J.S.A. 45:1-21(b) and (h).

COUNT IV

1. The preceding allegations are repeated here.

2. Respondent's indicating a "sales price" in an appraisal when none exists and giving significantly different data for the same comparable properties in two different appraisals constitute violations of: the Ethics Rule of USPAP; USPAP Standards Rules 1-1(b) and 2-1(a); N.J.A.C. 13:40A-6.1(a); and N.J.S.A. 45:1-21(b) and (h).

DEMAND FOR RELIEF

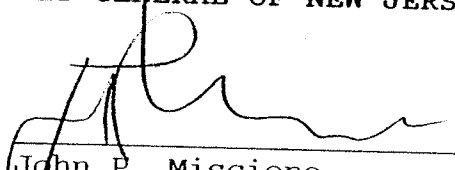
WHEREFORE, Complainant respectfully requests that the Board issue an order which:

1. Permanently revokes, suspends or otherwise limits Respondent's authority to practice real estate appraising;

2. Assesses, pursuant to N.J.S.A. 45:1-22, penalties against Respondent for each separate unlawful act as well as costs of investigation and attorneys fees;
3. Directs such further relief as the Board deems just and equitable.

STUART RABNER
ATTORNEY GENERAL OF NEW JERSEY

By:


John P. Miscione
Deputy Attorney General

DATED: 7 MAY 2007